



Cameford Court, New Park Road, SW2

Offers IEO: £325,000 *Leasehold*

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KEY FEATURES

- 1930s Art Deco mansion block
- Two well proportioned double bedrooms
- Bright spacious reception room
- Separate fitted kitchen suite
- Fully tiled modern bathroom
- Generous lawned communal gardens
- Excellent tube and rail links
- Close to Abbeville Village

*Please note: Selected images within this property description have been virtually staged to demonstrate space and layout potential. Positioned within a handsome 1930s Art Deco brick-built mansion block, this light-filled two bedroom flat offers a well-balanced layout set amidst expansive lawned communal gardens. The front door opens into a central hallway connecting each of the principal rooms. At the heart of the home is a spacious reception room, bathed in natural light through a wide multi-pane window that looks out onto leafy garden views. High ceilings and classic picture rails accentuate the room's period character, creating a welcoming setting for both relaxing and dining. Directly adjacent sits a separate fitted kitchen, equipped with wooden cabinetry, dark worktops, tiled splashbacks, a gas hob, and direct window views over the grounds. Both bedrooms are well proportioned, providing comfortable spaces for double beds alongside freestanding storage. Serving the home is a fully tiled bathroom featuring travertine-style tiling, a fitted bath with an overhead shower, glass screen, and a modern vanity sink unit. Outside, residents enjoy access to large, mature lawned communal gardens surrounding the building. Cameford Court is ideally situated on New Park Road, perfectly positioned on the borders of Balham, Clapham, Streatham Hill, and Brixton. Commuters benefit from direct access to both the Victoria Line at Brixton and the Northern Line at Balham or Clapham South, alongside regular overground rail services from Streatham Hill and Balham stations. Numerous day and night bus routes run nearby along the South Circular Road (A205) and Brixton Hill. The boutique shops, artisan bakeries, and popular restaurants of Abbeville Village are just a short stroll away, while the vibrant High Streets of Brixton and Balham offer a wide array of supermarkets, markets, and nightlife. For outdoor recreation, the expansive green spaces of Clapham Common, Tooting Bec Common, and Brockwell Park are all within easy reach. Families and residents are also well served by local schooling, including Richard Atkins Primary School and St Bede's Catholic Primary School.

Streatham

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